



## 31 Ennerdale Drive

Elland, Halifax, HX5 9QJ

£375,000 Freehold





Welcome to this charming four-bedroom, two-bathroom detached home located on Ennerdale Drive in Elland. Offered to the market as a Harron Homes Part Exchange, this property presents an excellent opportunity for families, boasting three well-proportioned reception rooms, plus an office/playroom, a principal bedroom with en-suite and an impressive extension which features a single-storey rear family room that is enhanced by bi-fold doors and Velux windows. With gardens, driveway and an integral garage, this delightful home combines modern living with a welcoming atmosphere, making it an ideal choice for those looking to settle in a desirable area. Don't miss the chance to make this wonderful property your own.

#### Location

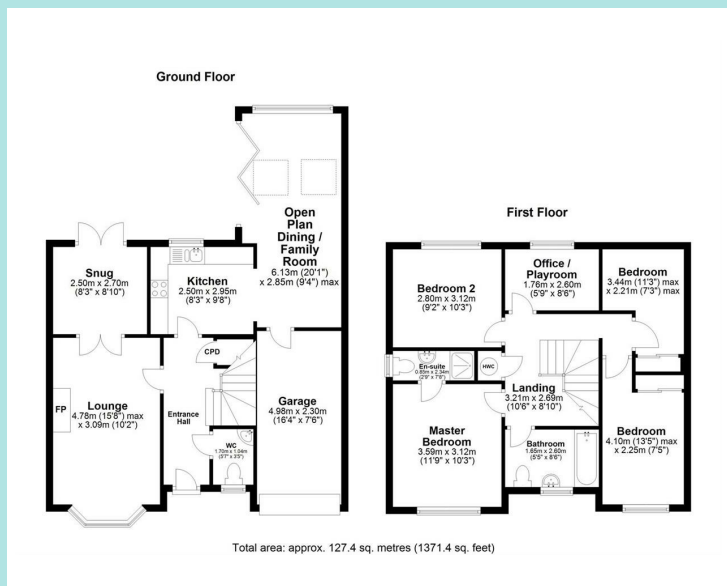
Ennerdale Drive in Elland is a popular residential street of similar detached homes accessed from Lower Edge Road, close to the highly regarded Old Earth Primary School. This is a convenient location for easy access to Elland with all its shops and amenities, and with good road links via the A629 Calderdale Way.

#### Accommodation

To the ground floor, an entrance hallway provides a useful understairs storage cupboard and cloakroom with corner wash hand basin and WC. The lounge enjoys a bay window to the front elevation and a gas stove. Double doors open to the rear snug which is currently utilised as an office space and enjoys French Doors out to the rear patio. Engineered Oak flooring runs throughout the open plan kitchen and dining area / family room. The kitchen area provides a good range of base, wall and drawer units which includes bottle storage. Complementary worksurfaces incorporate a five ring gas hob with extractor hood above, and a 1 and ½ bowl sink with drainer and mixer tap over. Integrated appliances include: dishwasher, microwave, electric oven, and fridge. A door gives integral access into the garage which houses the gas boiler and enjoys plumbing for a washing machine and space for a dryer and freezer. There is ample space for a dining table and the single storey rear extension provides an amazing seating area, flooded with natural light via two Velux windows, a large window to the rear elevation and bi-fold doors which lead out to the rear patio and garden.

Rising to the floor floor landing which has an airing cupboard housing the hot water tank. The principal bedroom is set to the front of the property and benefits from a fitted wardrobe with sliding doors and an en-suite comprising: low flush WC, wash hand basin with mixer tap and a shower cubicle. The adjacent house bathroom enjoys a white suite comprising: wash hand basin and WC set within a vanity unit and a bath with shower over an glass shower screen. With a heated towel rail, extractor fan and illuminated mirror. A second double bedroom is set to the rear with a fitted wardrobe and is adjacent the office/playroom. There are two further bedrooms, each with a fitted wardrobe with sliding mirrored doors and a bespoke built-in single bed with storage.

Externally there is an attractive front lawn and a driveway which provides an off-road parking space and provides access to the garage with an electric door. At the rear, the garden is split level with the top tier being paved with inset lighting, glass balustrade and a useful outside tap. Steps lead down to the lawned garden with fenced boundaries.



Council tax band: D  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.